

FORM-BR-VII
[(See Code 4.10(2), (4) and (5)]
HBC-2017

To

Paryapt Infrastructure Pvt. Ltd.
41st Floor, tower-01,
M3M International Financial Centre,
Sector-66, Gurugram-122101.

Sub:

Memo no. 3619 Dated: 02/7/2024
Grant of Occupation Certificate Commercial Site of an area measuring 1.425 acres in Block-H falling in the Residential Plotted Colony of area measuring 199.063 acres (License No. 10-16 of 1996, 01-08 of 1999, 02-04 of 2000, 19-20 of 2000 and 102 to 104 dated 27.04.2004) in Sector-57, Gurugram Manesr Urban Complex being developed by Paryapt Infrastructure Pvt. Ltd.

Ref:-

Your application dated 13.03.2024.

Whereas, you have applied for the issuance of Occupation Certificate for the Commercial site, so permission for the occupation of the subjected building is granted after receiving the composition charges amounting Rs. 21,24,571/- (Twenty One Lac Twenty Four Thousand five Hundred Seventy one only) for the variations made at site vis-à-vis approved Building Plans subject to the following conditions:-

1. That the building shall be used only for the purpose of Commercial site and in accordance with the uses defined in the approved Zoning Regulations/ sanctioned Building Plan.
2. That you shall maintain roof top rain water harvesting system and keep it operational all the time, as per the provisions of Haryana Building Code- 2017.
3. Parking shall be made within the area earmarked/designated for parking only and no vehicle shall be allowed to park outside the premises.
4. That the outer facades of the building shall not be used for the purpose of advertisement and placement of hoardings.
5. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
6. That you shall comply with all the conditions laid down in the memo no. FS/2024/362 dated 19.03.2024 of Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures and you shall be fully responsible for fire safety measures.
7. That you shall use Light-Emitting Diode (LED) Lamps in the building as well as for Campus lighting.
8. The occupation certificate is being issued subject to audit.

DESCRIPTION OF BUILDING:-

Sr. No.	Attributes	Sanctioned FAR Area (in Sqm)	Achieved FAR Area (in Sqm)	Sanctioned Non FAR area (in Sqm.)	Achieved Non-FAR Area (in Sqm.)
1	Lower Ground /Basement-1	1959.523	1950.916	1067.728	1077.191
2.	Basement -2	-	-	3288.277	3281.139
3.	Basement-3	-	-	3288.277	3281.139
4	Gruound floor	2495.946	2506.398	-	-
5	Ground floor Mezzanine level (Retail area)	980.964	997.779	-	-
6	1 st Floor (Retail area)	2110.706	2112.487	-	-
7	2 nd Floor (Retail area)	2110.706	2117.733	-	-
8	3 rd Floor (Retail area)	1120.650	1130.691	-	-
9	Terrace/Mumty	-	-	383.105	365.186
10	Total	10778.495	10816.004	8027.387	8004.655

Final Discription

Description	Permissible area (In Sqm.)	Sanctioned Area (in Sqm.)	Achieved area (in Sqm.)	Exceed Area
Ground Coverage	3460.056	2495.946	2506.398	-
FAR	10783.841	10778.495	10816.004	32.163 (with in 3%)



Senior Town Planner -Cum-Chairman
Building Plan Composition Committee
Gurugram.

Endst. No. STP(G)/2024/

Dated:

A copy is forwarded to the following for information and necessary action:-

1. Director General, Town & Country Planning, Haryana, Chandigarh.
2. Director General, Fire Service, Haryana, Panchkula w.r.t. their office memo no. FS/2024/362 dated 19.03.2024.
3. Superintending Engineer, HSVP Circle-I, Gurugram w.r.t. their office Memo No. 78610 dated 27.03.2024, vide which approval from Public Health Point of view has been accorded.
4. District Town Planner (P), Gurugram this office Memo No. 5564 dated 21.06.2024
5. District Town Planner(E), Gurugram.


Senior Town Planner Cum-Chairman
Building Plan Composition Committee
Gurugram.